

**RESOLUTION NO. CZAB14-17-04**

*WHEREAS*, **BCG PARTNERS L. L. C.** applied for the following:

AU to EU-M

**SUBJECT PROPERTY:** The west ½ of the NW ¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; **LESS AND EXCEPT:** Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89° 21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89° 21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0° 43'8"E for 257.57' to a point; thence run N88° 39'12"W for 180.14' to a point; thence run N0° 42'52"W for 251.3' to the Point of beginning.

**LOCATION:** The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the application without prejudice was offered by Dr. Pat Wade, seconded by Charlie McGarey, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell			aye

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 11<sup>th</sup> day of May, 2004.

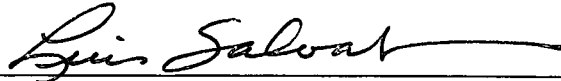
Hearing No. 04-3-CZ14-3  
ls

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

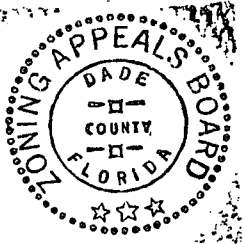
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-17-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11<sup>th</sup> day of May 2004.

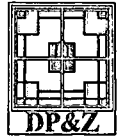
IN WITNESS WHEREOF, I have hereunto set my hand on this the 17<sup>th</sup> day of May 2004.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning

**SEAL**





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210  
MIAMI, FLORIDA 33128  
(305) 375-2800

HERBERT S. SAFFIR  
PERMITTING AND INSPECTION CENTER

11805 S.W. 26 Street  
MIAMI, FLORIDA 33175

□ IMPACT FEE SECTION  
(786) 315-2670 • SUITE 145

□ ZONING INSPECTION SECTION  
(786) 315-2660 • SUITE 223

□ ZONING PERMIT SECTION  
(786) 315-2666 • SUITE 106

□ ZONING PLANS PROCESSING SECTION  
(786) 315-2650 • SUITE 113

May 17, 2004

BCG Partners L. L. C.  
c/o Simon Ferro, Esq.  
Greenberg Traurig, P.A.  
1221 Brickell Avenue  
Miami, Florida 33131

Re: Hearing No. 04-3-CZ14-3 (03-316)  
Location: The Southeast corner of S.W. 192 Avenue & theoretical  
S.W. 304 Street, Miami-Dade County, Florida

Dear Mr. Ferro:

Enclosed herewith is Resolution No. CZAB14-17-04, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which denied, without prejudice, your client's request for a district boundary change to EU-M on the above-described property.

Be advised that any aggrieved party may appeal the decision of the Community Zoning Appeals Board to the Board of County Commissioners. The appeal must be received within 14 days from the date of posting said decision on the notice board located in the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting is May 17, 2004.

Sincerely,

Lou Salvat  
Deputy Clerk

Enclosure